

MEMORANDUM

DECEMBER 8, 1988

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Adopted 12/8/88

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: ANTHONY A. WILLIAMS, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
THOMAS O'MALLEY, SENIOR PROJECT MANAGER
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS R-56
AUTHORIZATION TO MODIFY THE TENTATIVE DESIGNATION
OF UNITED SOUTH END/LOWER ROXBURY DEVELOPMENT
CORPORATION (UDC), UNITED NEIGHBORS OF LOWER ROXBURY
(UNLR), AND BOSTON BANK OF COMMERCE (BBC) AS
REDEVELOPERS OF PARCEL 29A.

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE TENTATIVE DESIGNATION
OF UDC/UNLR/BBC AS REDEVELOPERS OF PARCEL 29A BE
MODIFIED TO REFLECT THE REVISED DEVELOPMENT
PROGRAM

Parcel 29A, bounded by Washington, Northampton and Camden Streets, consists of about 24,040 square feet of vacant land and is included in the South End Neighborhood Housing Initiative (SENHI) program.

As part of the SENHI program, United South End/Lower Roxbury Development Corporation (UDC), United Neighbors of Lower Roxbury (UNLR), and Boston Bank of Commerce (BBC) were granted tentative designation as redevelopers of Parcel 29A. The development proposal called for forty-five (45) rental units in a four-story structure designed in a U-shaped configuration. Thirty-one (31) of the units were for low-and moderate-income families. The project also included 3,500 square feet of first-floor commercial space, and thirty-one (31) below-grade parking spaces.

To obtain financing for Parcel 29A, the team submitted an application to the Massachusetts Housing Finance Agency for a SHARP subsidy. The developers did not meet the threshold due to density, open space and bedroom mix. As a result, the developers have redesigned their project for Parcel 29A by reducing the number of units from forty-five (45) units to thirty-two (32) units and by eliminating the underground parking spaces also providing nine (9) off-street parking spaces.

UDC/UNLR/BBC have requested that the tentative designation of their team as redevelopers of Parcel 29A be modified to accommodate the revised program.

It is, therefore, recommended that the tentative designation of Parcel 29A be modified by decreasing the number of units from forty-five (45) units to thirty-two (32) units, and by eliminating the underground parking spaces also providing nine (9) off-street parking spaces.

Appropriate votes follows:

Voted: That the Tentative Designation of UDC/UNLR/BBC as redevelopers of Parcel 29A be modified to reflect the revised development program. The revised plan for Parcel 29A will include thirty-two (32) residential rental units of which two-thirds will be reserved for low-and moderate-income families. The proposed residential mix will consist of 1 studio, 6 one-bedroom units, 10 two-bedroom units, 11 three-bedroom units and 4 four-bedroom units. This project will also accommodate 2,685 square feet of first-floor commercial space and nine (9) off-street parking spaces.



